

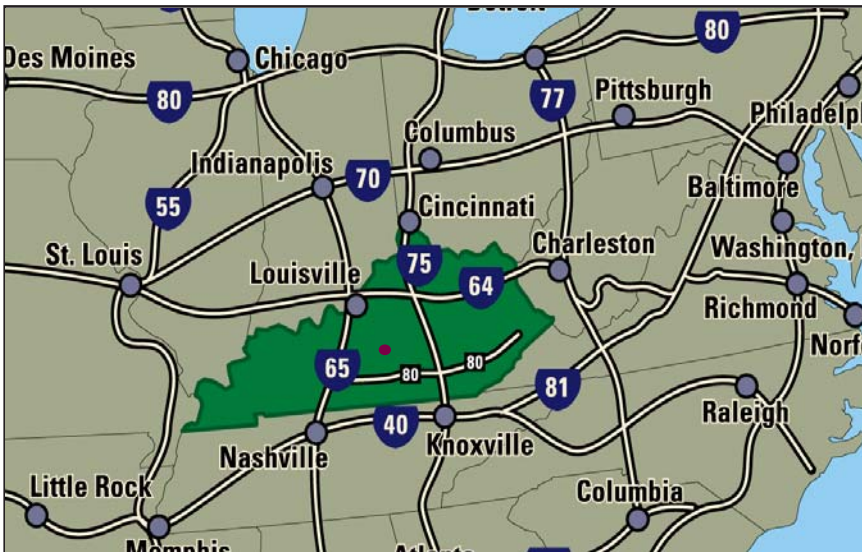
Lancaster-Garrard County Speculative Building

FACT SHEET

PHOTOS & MAPS



This picture shows the front of the Garrard County Speculative Building.



The map above shows the strategically central location Lancaster and Garrard County have in relation to the Eastern United States.

CONTACT INFORMATION

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AREA INFORMATION

Community	Lancaster
County	Garrard
Population	15,618
City Limits	No
KREDA	Yes

BUILDING INFORMATION

Building Name	Garrard County Spec Building
Address	Garrard County Industrial Park 210 Precision Court Lancaster, KY
Year Established	1997
Square Footage	31,875
Primary Usage	Manufacturing/Services
Construction	Metal/Steel
Floor	DGA
Floor Dimensions	150 x 200
Center Height	32 feet
Eave Height	26 feet
Total Acreage	5 acres
Drive-in Doors	1

UTILITIES

Electric	Kentucky Utilities Company 3-Phase Available
Gas	Western Kentucky Gas Company 2-inch line at the site
Water	Lancaster Water Works 6-inch line on site
Sewer	Lancaster Sewer Works 8-inch line on site

TRANSPORTATION

Rail service	None
Road access	Kentucky Highway 52 and US27
Commercial Airport	Bluegrass Airport Lexington, KY 35 miles
Local Airport	Danville-Boyle County Airport 16 miles west of Lancaster

PRICE / REMARKS

Price	\$375,000
Ownership	Garrard County Industrial Authority